

**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A NEW	)	ORDER NO. 2453
CONDITIONAL USE APPLICATION FOR A ±384 (±271 SINGLE	)	CU2015-0006 ORDER APPROVING
FAMILY HOMES; ±110 TOWNHOMES; AND 340 APARTMENT	)	SOUTH COOPER MOUNTAIN HEIGHTS & PUD
UNITS) LOT PLANNED UNIT DEVELOPMENT WITH	)	
ASSOCIATED STREETS, OPEN SPACES, AND PARKS (SOUTH	)	
COOPER MOUNTAIN HEIGHTS & PUD). WEST HILLS		
DEVELOPMENT, APPLICANT.		

The matter came before the Planning Commission on January 20, 2016 and February 3, 2016, on a request for approval of a New Conditional Use application for a Planned Unit Development (PUD) on ±109 acres with associated streets and open spaces. The PUD is planned to have ±721 dwelling units consisting of single-family homes (detached & attached), and multi-family units. The subject site is bounded by SW Scholls Ferry Road, SW 175<sup>th</sup> Avenue, and SW Loon Drive, and is specifically identified as Tax Lots 200 and 103 on Washington County Tax Assessor's Map 2S106.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Reports dated January 20, 2016 as amended, January 27, 2016 and February 3, 2016, and based on the Conditions of Approval in Exhibit 1.3

dated January 13, 2016, with Conditions S1 and S2 being added, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.C, 60.35 and 60.35.25 of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT CU2015-0006 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Reports dated January 20, 2016 as amended, January 27, 2016 and February 3, 2016, and based on the Conditions of Approval in Exhibit 1.3 dated January 13, 2016, with Conditions S1 and S2 being added and this Land Use Order, and subject to the conditions of approval as follows:

1. Prior to Site Development Permit issuance ensure that the Zoning Map Amendment application (ZMA2015-0006) is effective and is consistent with the submitted plans. (Planning / SLF)
2. Rear loaded dwellings without driveway parking shall have a minimum four (4) foot setback from the rear property line to comply with Section 60.35.10.3.C.2 of the Development Code. (Planning / SLF/JF)

Motion **CARRIED**, by the following vote:

**AYES:** Wilson, Winter, Kroger, Doukas , Overhage, and Sajadpour.  
**NAYS:** None  
**ABSTAIN:** None.  
**ABSENT:** None.

Dated this 11 day of February, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2453 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on February 11 2016.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



SANDRA L. FREUND, AICP  
Planning Manager



MIMI DOUKAS  
Chair



STEVEN A. SPARKS, AICP  
Principal Planner